

# 50 – 56 MARKET STREET

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Kevin D Perelli | Kdperelli@yahoo.com

11/14/2021

To:

Members of the Planning Board of the Town of Ipswich,

I want to first thank you for your time, not only with the on-line meetings, but taking the time to read my letter.

Since time is limited for the board members with so many projects to review, I thought I would take the time to hopefully clarify and answer a few questions and concerns some of you have before the next meeting, hopefully this can expedite information for both of us.

1. Density - I wanted to point out a few very important statistics regarding our specific project.
  - Open space requirement for this type of development per the zoning laws in the Central Business District is 5%, we drastically exceed the open space requirement, we are at 38% after completion.
  - Maximum building area requirement for this type of development per the zoning laws in the Central Business District is 80% we are only at a very low 24% complete.
  - We also chose to go with smaller townhouse units, they have 600 sq.ft. per floor of living area totaling +- 1200 sq.ft. not including garages, these are relatively small 2-bedroom units, we chose this design to make sure the units fit in the intended area. We easily could have made much larger units according to the zoning regulations, but we chose not to, after deciding what could be better for the town.
2. Set Back Relief
  - The current zoning requirement in the Central Business District is 20', we are asking for 10', We are matching the same rear setback of the

15 Prospect Street West Newbury Ma. 01985

Office: Telephone | 617-820-8633

EBSCO parking garage. This reduced setback has no impact on the neighboring garage building. We are working out an agreement with EBSCO to landscape their 10 ft. setback which is currently an untended space. The combined areas will net a 20' backyard, courtyard space for each townhouse in addition to their roof top decks.

- There are several instances on many other developments around town where this precedence has been set already. We also feel there is zero impact to our abutters.
  - The current 2 car garage on the property is about a foot over the rear property line.
  - We came to this design conclusion to have the units in the back of the lot, after several discussions about what proposed building layout would work on this site, after many hours of review and advice from Mr. Savoie, we decide to leave the large front lawn, the open space and the existing view from the street to basically remain the same as it has been throughout its history.
3. Parking- We have met the zoning requirement of 2 spaces per dwelling unit
- Tandem spots are very common for properties in very close proximity to the commuter rail, these spaces will only be shared with individuals in the same unit. This is the same arrangement for the Townhouses that have tandem parking with one space in the garage and the other in the driveway. It was our preference to minimize the number of spaces in the front where the lawn is currently.
  - Snow Storage - There is adequate storage on site for light to moderate snowstorms. In the event of occasional heavy snowstorms excess snow will be hauled off site, a common solution used in urban areas.

I was advised that the Town of Ipswich has been recommending residential development in the Central Business District because of available utilities and proximity to the commuter rail and supporting businesses .

If you have any questions, or need any information clarified please contact my cell 617-820-8633 or by email at Kdperelli@yahoo.com anytime.

Sincerely,



Kevin D Perelli

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